



Poplar Road, Dorridge

Guide Price £500,000



PROPERTY OVERVIEW

We are delighted to present this three-bedroom semi-detached house, boasting a prime location within walking distance of the charming Dorridge Village and its convenient railway station. Upon entering the property, one is greeted by a spacious interior, which has been thoughtfully extended to create a large lounge and breakfast kitchen. The property boasts three generously proportioned bedrooms all serviced by the family bathroom. Furthermore, there is scope for improvement throughout the property, providing the opportunity for the new owners to put their own stamp on this wonderful home. Externally, the immaculate south-facing garden provides a sanctuary for outdoor enjoyment and relaxation. In terms of location, the property benefits from its proximity to Dorridge Village and its array of shops, restaurants, and amenities. The convenience of the nearby railway station ensures easy access to surrounding areas, making commuting a breeze for busy professionals. In summary, this three-bedroom semi-detached house offers a superb opportunity for buyers seeking a comfortable family home with the potential to further enhance the living space. With its desirable location, versatile layout, and beautiful garden, this property is sure to appeal to a wide range of buyers.





PROPERTY LOCATION

Dorridge is a conveniently located, picturesque and a sought after village, situated on the edge of open countryside, full of local amenities (including a Sainsbury's Superstore), has its own train station with links to Birmingham and London. Sporting facilities located nearby consist of the Knowle & Dorridge Cricket and Tennis Club, Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Dorridge has a junior and infant school and the bordering village of Knowle has an excellent junior and infant school and secondary school, Arden Academy. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Dorridge is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Dorridge.

Council Tax band: D

Tenure: Freehold



- Three Bedroom Semi-Detached
- Previously Extended
- Walking Distance To Dorridge Village & Station
- Immaculate South Facing Garden
- Scope To Improve
- Breakfast Kitchen
- Large Utility Room
- Extended Breakfast Kitchen & Lounge



PORCH

HALL

LOUNGE

18' 6" x 14' 1" (5.64m x 4.29m)

BREAKFAST KITCHEN

18' 3" x 8' 0" (5.56m x 2.44m)

UTILITY ROOM

9' 10" x 8' 0" (3.00m x 2.44m)

WC

FIRST FLOOR

BEDROOM ONE

15' 1" x 9' 6" (4.60m x 2.90m)

BEDROOM TWO

11' 2" x 8' 0" (3.40m x 2.44m)

BEDROOM THREE

9' 10" x 8' 2" (3.00m x 2.49m)

BATHROOM

8' 4" x 5' 7" (2.54m x 1.70m)

SEPARATE WC

OUTSIDE THE PROPERTY

GARAGE

15' 7" x 8' 0" (4.75m x 2.44m)

TOTAL SQUARE FOOTAGE

120.6 sq.m (1298 sq.ft) approx.



GARDEN

ON DRIVE PARKING FOR FOUR VEHICLES

ITEMS INCLUDED IN THE SALE

Belling Country Chef Range free standing cooker, extractor, fridge, Leibherr freezer, Hotpoint dishwasher, Bosch washing machine, Bosch tumble dryer, all carpets, curtains, blinds and light fittings, garden shed, greenhouse, electric garage door and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

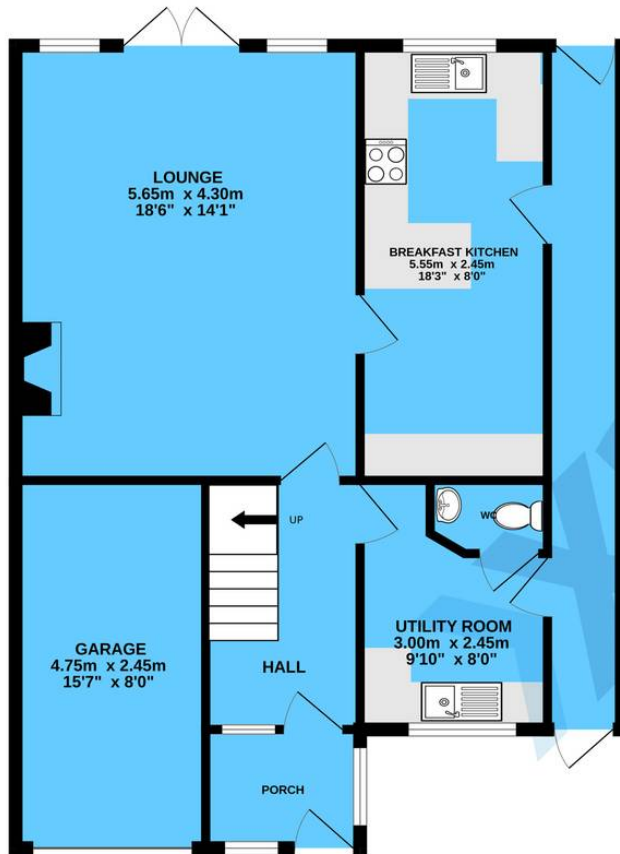
Services - water meter, mains gas, electricity and sewers. Broadband - none at property , but Virgin is available. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

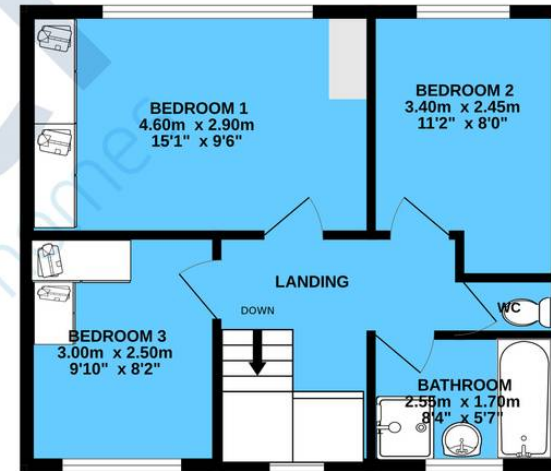
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 120.6 sq.m. (1298 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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